

NO TRANSFER
TAX PAID

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

025714

THAT, MARSHALL O'BRIEN, of 19042 Pauline Lane, Huntington Beach, California 92646 duly appointed and acting Personal Representative of the Estate of ANN L. SIROIS, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to MARSHALL O'BRIEN, of 19042 Pauline Lane, Huntington Beach, California 92646, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

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Westerly about four (4) rods by Water Street; northerly about ten (10) rods by land formerly of Fred Libby; easterly about three and one-half (3 1/2) rods by land now owned by the grantor herein, and southerly by land now or formerly of Elise Taylor.

Also a certain lot or parcel of land situated in said Waterville on the east side of Water Street and bounded and described as follows, to wit:

Beginning at the iron pin at the northeast corner of land of the late Marshall Perry, thence southerly on the east line of said Perry's lot and continuing on the east line of lot of Fred Taylor about one hundred twelve (112) feet to the north line of land of Edward Rancourt; thence easterly along the line of said Rancourt lot to the Kennebec River; thence northerly along the shore of the Kennebec River about one hundred twelve (112) feet; thence westerly in a straight line to the point of beginning.

Excepting and reserving from the above parcel the following parcel described in a deed from Dorothy Lancaster to Michaud:

Beginning at the southeast corner of a parcel of land devised to Dorothy B. Lancaster by Anna Pare, an abstract of which devise is recorded in the Kennebec Registry of Deeds in Book 856, Page 425, said corner being a point on the westerly line of a parcel of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402, and said point also being the northeast corner of other land of the grantees; thence in an easterly direction to a pipe set in the ground by the grantor and grantee in August of 1992, and being ten feet more or less southerly of the southwest corner of a garage of said grantor; thence in an easterly direction on a line approximately parallel with the southerly side of the garage of the grantor to another pipe set by the herein grantor and grantees and located ten feet more or less southerly of the southeast corner of said garage; thence continuing in an easterly direction on the same line to the Kennebec River; thence in a southerly direction along the shore or the Kennebec River to the southeast corner of land of the grantor; thence in a westerly direction along the southerly line of the grantor to the southeast corner of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402, said point also being the southwest corner of other land of the grantees; thence in a northerly direction to the point and place of beginning.

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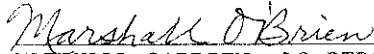
The excepted parcel being the southerly one-half (approximately) of the parcel of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402.

Being the same premises as described in a warranty deed from Dorothy B. Lancaster to Ann L. Sirois dated October 13, 1992 and recorded in Kennebec Registry of Deeds in Book 4247, Page 284. The said Ann L. Sirois died testate on January 3, 2003 and her estate is duly probated in Kennebec Probate Court, Docket No. 2003-23.

WITNESS, my hand and seal this 28th day of July, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF


WITNESS

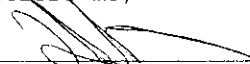

MARSHALL O'BRIEN, AS PERSONAL
REPRESENTATIVE OF THE ESTATE
OF ANN L. SIROIS

STATE OF MAINE
Kennebec, ss.

July 28, 2003

Then personal appeared the above-named Marshall O'Brien in said his capacity and acknowledged the foregoing instrument to be his free act and deed.

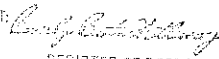
Before me,


David R. Whittier
Notary Public



RECEIVED KENNEBEC SS.

2003 JUL 30 AM 9:00

ATTEST: 
REGISTER OF DEEDS

DAVID R. WHITTIER
My Commission Expires
August 30, 2007